



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

County Counsel  
Director of Planning

At its meeting held October 26, 2004, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and Mitigated Negative Declaration relating to property located at the northwest corner of Avenue N and 50<sup>th</sup> Street West, Quartz Hill Zoned District, petitioned by World Premier Investments, as further described in the attached letter dated August 18, 2004 from the Director of Planning:

Zone Change Case No. 02-301-(5), from A-1-10,000 to C-2-DP

Conditional Use Permit Case No. 02-301-(5), to ensure compliance with requirements of the proposed development program zone

Vesting Tentative Parcel Map Case No. 26903-(5), to create five lots with five new commercial buildings

Ellen Fitzgerald, representing the Department of Regional Planning was duly sworn and testified. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board. No correspondence was presented.

On motion of Supervisor Antonovich, seconded by Supervisor Knabe, unanimously carried, the Board closed the hearing and took the following actions:

1. Considered and adopted the attached Mitigated Negative Declaration prepared for the project; certified its completion, and determined that there is no substantial evidence that the project will have a significant impact upon the environment with the implementation of the required mitigation measures; and that the Mitigated Negative Declaration reflects the independent judgment and analysis of the County;

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2. Made a finding that the proposed change of zone is consistent with the Los Angeles County General Plan and the Antelope Valley Areawide General Plan; and find that the public convenience, the general plan welfare and good zoning practice justify the recommended changes of zone;
3. Approved Zoned Change Case No. 02-301-(5); and adopted the attached Ordinance No. 2004-0062Z entitled, "An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, relating to Quartz Hill Zoned District No. 98." This ordinance shall take effect November 25, 2004.
4. Indicated its intent to approve Conditional Use Permit Case No. 02-301-(5) and Vesting Tentative Parcel Map No. 26903-(5); and
5. Instructed County Counsel to prepare the necessary findings and conditions for final approval.

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Attachments

Copies distributed:

Each Supervisor  
Director of Internal Services  
Director of Public Works  
World Premier Investments